

10

Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: NICHOLE MCCARTY, PLANNER II

(480) 503-6747, NICHOLE.MCCARTY@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER

(480) 503-6016 CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: OCTOBER 1, 2014

SUBJECT: UP14-08 VERIZON PHO LAKEVIEW VILLAGE CENTER: A

CONDITIONAL USE PERMIT TO ALLOW A WIRELESS

COMMUNICATION FACILITY (60' MONOPINE) APPROXIMATELY ON 0.01 ACRES OF REAL PROPERTY LOCATED AT 68 S. RICHARD LANE ON THE SOUTHEAST CORNER OF HIGLEY AND ELLIOT ROADS IN THE SHOPPING CENTER (SC) ZONING DISTRICT WITH

A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Technology Leader

To allow for a new Wireless Communication Facility to help improve the level of wireless service for Gilbert residents.

RECOMMENDED MOTION

Make the findings of fact and approve UP14-08 Verizon PHO Lakeview Village Center: A request for a Conditional Use Permit to allow a Wireless Communication Facility (60' Monopine) on approximately 0.01 acres of real property located at 68 S. Richard Lane on the southeast corner of Higley and Elliot Roads in the Shopping Center (SC) zoning district with a Planned Area Development (PAD) Overlay, subject to conditions.

APPLICANT/OWNER

Rob Jones Wavelength Management for Verizon Wireless 2200 E. Williams Field Rd. Gilbert, AZ 85295 480-205-0070 rob@wavmgmt.com Lakeview Village Center 7373 N. Scottsdale Rd. D201 Scottsdale, AZ 85253 480-675-7243

BACKGROUND/DISCUSSION

History

November 3, 1998 The Town Council approved Annexation Ordinance No. 98-1 annexing approximately 1,573 acres of property including the subject site.
 November 3, 1998 The Town Council adopted Resolution No. 1985 approving the General Plan amendment (GP98-2) and Ordinance No. 1129 (Z98-13) approving the zoning for the Morrison Ranch PAD.
 November 16, 1999 The Town Council adopted Ordinance No. 1232, approving a PAD amendment (Z99-46) of the Morrison Ranch PAD.

August 15, 2002 The Design Review Board approved case DR02-27 for the site plan and

architecture for Lakeview Village Center at Morrison Ranch

Overview

Verizon is committed to improving coverage and expanding network capacity to handle the growing number of wireless calls. Verizon is currently trying to address a "Significant gap in service" by offloading calls and data usage from the existing nearby site. In response to poor service in the area, Verizon Wireless would like to place a wireless communication facility at 68 S. Richard Lane, on the southeast corner of Higley and Elliot Roads in the rear of the Lakeview Village Shopping Center.

Verizon Wireless is proposing a new wireless communication facility (WCF) including a 60 ft. tall monopine, to help improve coverage the immediate area. The proposed facility meets the setback requirements for the underling zoning district and is located more than 110% of the overall height, from the closest residential property to the east.

The proposed lease area is 540 square feet, and is positioned almost directly against the rear wall of the 32'-0" main building in the shopping center. The facility consists of a monopine, walk-in equipment shelter, back-up generator, and wall mounted equipment cabinet, surrounded by an 8'-0" CMU wall which will be painted to match the existing building.

The antenna array consists of three (3) sectors with four (4) antennas per sector. The antennas are each 8'-0" in height by 2'-0" wide, with a depth of 1/4" and will be mounted at 50'-0" Rad Center. The antennas will have pine needle "socks" to match the needle density and color of the new monopine. All coax and hybrid cables will be routed within the pole.

Surrounding Land Use & Zoning Designations

	Existing Land Use	Existing Zoning	Existing Use
	Classifications		
North	Residential > 3.5-5	Elliot Road, then Single Family–7	Single Family Residences
	DU/Acre	(SF-7)	
South	General Commercial	General Commercial	Commercial and vacant land
East	Residential > 5-8	Richard Lane, then Single Family-6	Single Family Residences
	DU/Acre	(SF-6)	
West	Neighborhood	Higley Road, then Neighborhood	Commercial and vacant land
	Commercial	Commercial	

Project Data Table

rroject Data Table	
Gross Site Acreage	Lease area is 0.01 Acres, (540 sq. ft.) of the 1.87
	acre parcel within the 17 acre Lakeview Village
	Center at Morrison Ranch
Existing Zoning	Shopping Center (SC) with a PAD Overlay
Proposed Use	Wireless Communication Facility with a new 60 ft.
	tall monopine
Antenna Array	Twelve (12), 8 ft. tall antennas at 50 ft. RAD center
Leased Mechanical Equipment	WCF enclosure is 167 ft. to residential to the east.
Enclosure Setback Provided to	The enclosure is buffered by existing buildings and
Residential Districts	existing pine trees up to 34 ft. tall
Monopine Setback Provided to	The 60 ft. tall monopine is setback over 110% of the
Residential Districts	height of the pole from adjacent residential zoning at
	a distance of 193 ft.
Facility Setback From Adjacent	Approximately 660 ft. to neighborhood commercial
Commercial Districts	across Higley Road to the west
Equipment Shelter and Generator	Prefabricated shelter is 91 sq. ft. and 9'-7" tall. The
	48kW back-up generator is 32 sq. ft. and 8'-4" tall.
	Both will be within an 8 ft. high CMU walled
	enclosure

ANALYSIS OF USE PERMIT CRITERIA

The Use Permit process is used to review each project for impact on surrounding properties on a case-by-case basis. The Land Development Code (LDC) outlines four specific findings that must be made by the Planning Commission to grant a Use Permit and are discussed below.

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;

The site is zoned Shopping Center (SC) with a PAD overlay and is within an existing commercial shopping center. The WCF will be located in the rear of the center, adjacent to an existing building. The building ingress and egress points will not be affected and no existing vegetation will be removed. The WCF facility will result in a loss of three (3) parking stalls, however, the overall center still meets the required parking. There will be a 3'-0" wide buffer between the screening wall and the adjacent parking stalls.

Staff finds that the proposed monopine WCF will not be detrimental to health, safety, or general welfare of the persons living or working in the vicinity.

2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council;

The request for a Use Permit to locate a monopine WCF facility in the Shopping Center (SC) with a PAD overlay zoning district meets the intent of the Town of Gilbert General Plan Chapter 2, Land Use and Growth Areas Element, providing for public and private infrastructure expansion. By allowing the installation of the WCF facility, service will be optimized and provide for the future needs of the area.

The vision statement for the General Plan chapter on Public Facilities and Services is to "Provide a high level of municipal and public utility services and facilities to serve the community in a manner that enhances quality of life, optimizes existing facilities and provides for future needs." The additional antennas being provided as part of the proposed WCF facility will enhance the network in an area that is currently underserved. This facility will serve residents and customers in commercial, employment and residential areas near the project site.

3. The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements;

The proposed facility complies with the WCF Site Development Regulations and the Shopping Center (SC) PAD overlay zoning district. Based on the height of the monopine, the required setback to residential is 66 ft. The monopine as proposed will be 193 ft. from the nearest residential to the east. State and Federal requirements including radio wave transmission safety standards are being met, and all other applicable requirements have been met and will be confirmed with final plans submittal.

4. The proposed uses, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

Access to the site is off of Richard Lane, and is not through the main shopping center. After initial construction, the facility will not generate additional traffic in the neighborhood. Access to the proposed communication facility will be limited to routine maintenance, or in case of any technical breakdown. Verizon anticipates the site will be visited on average a few times a month.

The monopine WCF is unmanned and maintained by Verizon, requiring periodic visits by a technician to monitor and assure adequate operation of the facility. The equipment cabinet will

be painted to match the adjacent building. The concealed antenna array will not cause adverse impacts due to dust, smoke, noise, odor or glare from the use. The WCF facility complies with the LDC. A photo simulation detail of the proposed WCF antenna array on the proposed tower has been provided.

Pursuant to Section 4.705 of the LDC, the following additional findings of fact are required for WCF use permit applications;

A. The proposed WCF conforms with the requirements of Article 4.7;

The application conforms to all requirements of Article 4.7 of the LDC Shopping Center (SC) PAD with respect to height and setback requirements as well as screening and aesthetics, equipment enclosure, fencing and lighting.

B. The applicant has demonstrated the inability to co-locate the proposed WCF on an existing vertical element; and

The applicant has conducted an inventory of existing wireless communication facilities and other vertical structures within a two mile radius of the project site. Two monopoles, a slimline pole and one ball field light pole exist within this radius. The nearest facility is 1.4 miles to the south. The existing facilities in the area do not offer the capacity to meet the coverage objectives. However, the design of the proposed monopine WCF does provide the ability for future collocations.

C. The visibility of the WCF is reduced to the extent feasible by decreasing its height, increasing its setback, locating it in proximity to other structures, using antenna designs which minimize horizontal projections, constructing it with colors and materials that de-emphasize its visibility.

The applicant is requesting to establish a new, 60 ft. monopine WCF. The new WCF resembles the appearance of a pine tree, with the antenna array generally concealed with pine needle "socks" within the faux tree limbs. The ground equipment is located at the rear of a commercial center and will be enclosed by an 8 ft. CMU wall and surrounded by existing pine trees and other vegetation. The facility is also located as close as permitted to the existing 32 ft. building which will help break up the elevation.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

Staff has received no comment from the public.

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Move to make the Findings of Fact and Approve UP14-08 Verizon PHO Lakeview Village Center: a Conditional Use Permit to allow to allow a Wireless Communication Facility (60' Monopine) on a 0.01 acre site at 68 S. Richard Lane, located at the southeast corner of Higley and Elliot Roads, in the Shopping Center (SC) zoning district with a Planned Area Development (PAD) overlay, subject to the following conditions:

- 1. All elements of the Project shall comply with Building and Fire requirements with final plans submittal.
- 2. The Project shall be in substantial conformance with the site plan and elevations/ details shown on the Exhibits noted under Attachments 4, 5 and 6.

Respectfully submitted,

Michael M. Melanty Nichole McCarty

Planner II

Attachments:

- 1. Findings of Fact
- 2. Notice of Public Hearing
- 3. Site Aerial
- 4. Site Plan
- 5. Monopine WCF Elevations
- 6. Photo Simulations of Monopine

FINDINGS OF FACT UP14-08 Wireless Communication Facility at 68 S. Richard Lane, Verizon PHO Lakeview Village Center

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of the project:

- 1. The project is consistent with the Residential Design Guidelines;
- 2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
- 3. The project is consistent with all applicable provisions of the Zoning Code;
- 4. The project is compatible with adjacent and nearby residential development; and
- 5. The project design provides for safe and efficient provision of public services.

And the additional findings for WCF required by Section 4.705 of the LDC, as follows;

- 6. The proposed WCF conforms with the requirements of Article 4.7;
- 7. The applicant has demonstrated the inability to co-locate the proposed WCF on an existing vertical elements; and
- 8. The visibility of the WCF is reduced to the extent feasible by decreasing its height, increasing its setback, locating it in proximity to other structures, using antenna designs which minimize horizontal projections, constructing it with colors and materials that deemphasize it visibility.

UP14-08
Attachment 2: Notice of Public Hearing

Notice of Public Hearing October 1, 2014

PLANNING COMMISSION DATE:

Wednesday, October 1, 2014* TIME: 6:00 PM

LOCATION: Gilbert Municipal Center, Council Chambers

50 E. Civic Center Drive

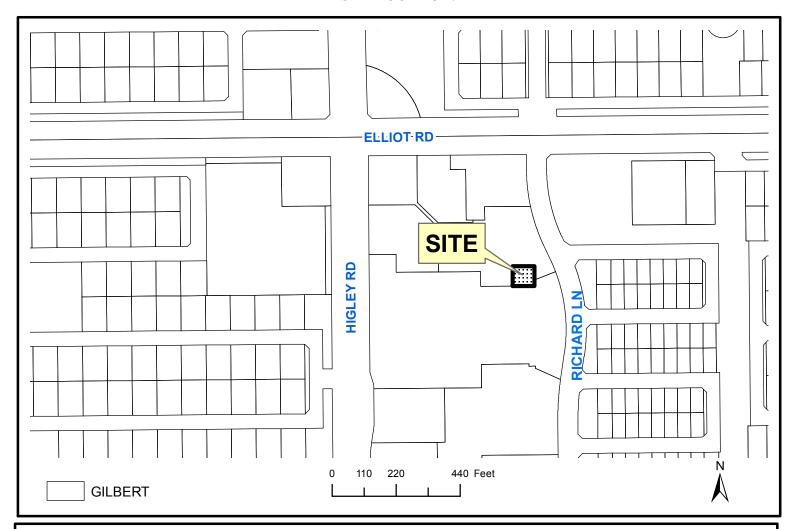
* Call Planning Department to verify date and time: (480) 503-6700

REQUESTED ACTION:

UP14-08: Request to approve a Conditional Use Permit for approximately 0.01 acres of real property located at 68 S. Richard Lane, on the southeast corner of Higley and Elliot Roads, to permit a Wireless Communication Facility for Verizon Wireless (60 foot high monopine) in the Shopping Center (SC) zoning district with a Planned Area Development (PAD) overlay.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission

SITE LOCATION:



APPLICANT: Verizon Wireless - Represented by Wavelength Mgmnt

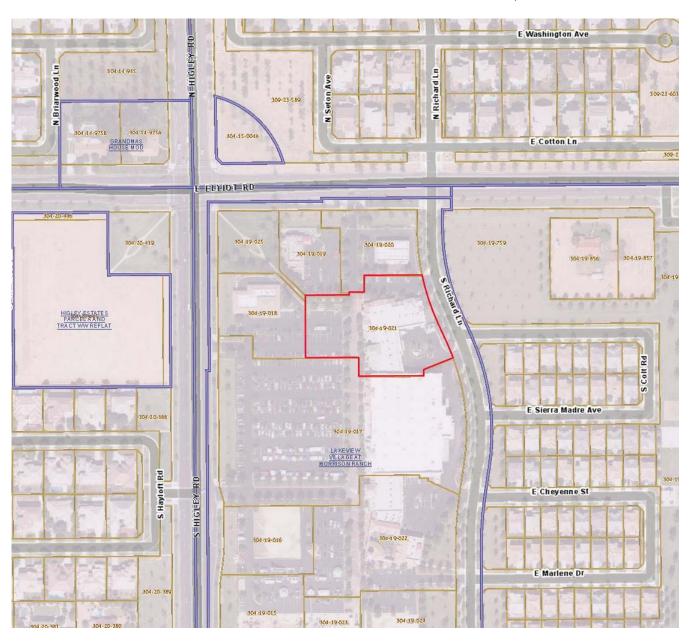
CONTACT: Rob Jones

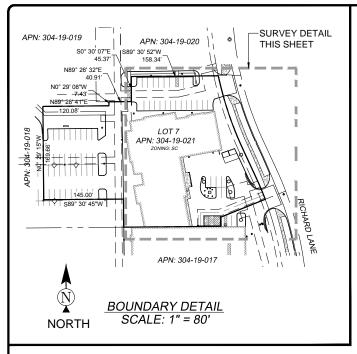
ADDRESS: 2200 E. Williams Field Rd., Ste 200

Gilbert, AZ 85295

TELEPHONE: (480) 205-0070 E-MAIL: rob@wavmgmt.com

UP14-08 Attachment 3: Site Aerial October 1, 2014





I. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO.: AZ-FWPYQIMP-N/A-1-14-C1400113 EFFECTIVE DATE: DECEMBER 31,

2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.

3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY

6. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT RECORDED IN BOOK 693 OF MAPS, PAGE 50.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL

NOTE: EASEMENT DOCUMENT DEPICTS PROPOSED ELECTRIC FACILITIES.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

NOTE: EASEMENT IS DESCRIBED AS 4 FEET LYING ON EACH SIDE OF THE

CENTER LINE OF A NATURAL GAS PIPELINE CROSSING THE SUBJECT

SURVEYOR NOTES

OF THE CONTRACTOR.

SCHEDULE B EXCEPTIONS

THERETO AS SET FORTH IN A DOCUMENT

PURPOSE: POWER DISTRIBUTION

PURPOSE: POWER DISTRIBUTION RECORDING DATE: 03/04/2004 RECORDING NO: 2004-633539

PROPERTY. LOCATION NOT DEFINED.

LESSOR'S LEGAL DESCRIPTION

LOT 7, OF LAKEVIEW VILLAGE AT MORRISON RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 742 OF MAPS PAGE 48.

LESSEE LEASE AREA LEGAL DESCRIPTION
A PORTION OF LOT 7, OF LAKEVIEW VILLAGE AT MORRISON RANCH, ACCORDING TO
THE PILAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA RECORDED IN BOOK 742 OF MAPS PAGE 48; DESCRIBED AS

COMMENCING AT THE MOST EASTERLY, SOUTHEAST CORNER OF SAID LOT 7, BEING THE BEGINNING OF A NON-TANGHENT CURVE TO THE LEFT HAVING A RADIUS OF 565.00 FEET FROM WHICH THE CHORD BEARS NORTH 21°04°06° WEST, 8.28 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE BEING THE EAST LINE OF SAID LOT 7, THROUGH A CENTRAL ANGLE OF 00°50′23°, AND ARC LENGTH OF 8.28 FEET;

THENCE SOUTH 68°11'18" WEST, 85.72 FEET;

THENCE NORTH 90°00'00" WEST, 34.84 FEET; THENCE SOUTH 00°00'00" EAST, 24.00 FEET;

THENCE NORTH 00°00'00" EAST, 6.00 FEET TO THE POINT OF BEGINNING:

THENCE NORTH 00°00'00" EAST, 18.00 FEET:

THENCE NORTH 90'000'EAST, 18:00 FEET;
THENCE SOUTH 00"000"EAST, 30:00 FEET;
THENCE SOUTH 00"000"EAST, 18:00 FEET;
THENCE NORTH 90"00"WEST, 30:00 FEET TO THE POINT OF BEGINNING.

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 7, OF LAKEVIEW VILLAGE AT MORRISON RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY, ARZONA RECORDED IN BOOK 742 OF MAPS PAGE 48; LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 7. REING COMMINENCING AT THE MOST EAST EREY, SOUTHEAST COMERCE OF SAID LOT 7, BEING THE BEGINNING OF A NON-TANGHENT CURVE TO THE LEFT HAVING A RADIUS OF 565.00 FEET FROM WHICH THE CHORD BEARS NORTH 21°04°06° WEST, 8.28 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE BEING THE EAST LINE OF SAID LOT 7, THROUGH A CENTRAL ANGLE OF 00°50′23°, AND ARC LENGTH OF 8.28 FEET TO THE

THENCE SOUTH 68°11'18" WEST, 85.72 FEET; THENCE NORTH 90°00'00" WEST, 34.84 FEET THENCE SOUTH 00°00'00" EAST, 24.00 FEET TO THE POINT OF TERMINUS.

12' EXCLUSIVE WATERLINE EASMENT

(E) 23' BUILDING

S89° 30' 45"W

P.O.B. LESSEE LEASE AREA

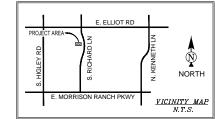
(P) LESSEE TOWER (CENTER OF GEODETIC COORDINATES)

8' PUBLIC UTILITY 6.

(E) 27' BUILDING @ PEAK

ET

(P) LESSEE 12' WIDE ACESS/UTILITY ESMT



POSITION OF GEODETIC COORDINATES

LATITUDE 33° 20' 56.276" NORTH (NAD83) LONGITUDE 111° 43' 09.969" WEST (NAD83)

ELEVATION @ GROUND= 1291.8' (NAVD88

© \

(E) 34' TREE -

- (E) DOOR

(E) 32' BUILDING

(P) LESSEE LEASE AREA

- (E) 23' TREE

RICHARD LANE



Ayoung 1 design corp

architecture / project management 10245 E. Via Linda, Scottsdale, AZ 85258 ph: 480 451 9609 fax: 480 451 9608

corp@ydcoffice.com e mail:

REUSE OF DOCUMENT THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

FIELD BY:	PAS
DRAWN BY:	ВМН
CHECKED BY:	RLF

_					
	R	EVISIONS			
2	03/05/14	FINAL SURVEY			
1	01/25/14	PRELIMINARY			
NO.	DATE	DESCRIPTION			



PROJECT No. 09006531

L=41.60, R=565.00

SITE NAME:

PHO LAKEVIEW VILLAGE

SITE ADDRESS:

68 SOUTH RICHARD LANE Gilbert, AZ 85296

SHEET TITLE:

SITE SURVEY

REVISION: SHEET NO. LS-1

- BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

LEGEND

RIGHT OF WAY

- EXISTING

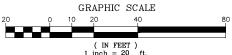
- MCR MARICOPA COUNTY RECORDER
- WM WATER METER
- FIRE HYDRANT
- FOUND AS NOTED LIGHT POLE

- SAN. SEWER MANHOLE SEWER CLEANOUT
- IRRIGATION CONTROL VALVE

PROPERTY LINE (OTHER) CENTERLINE — — — EASEMENT LINE — E — U/G ELECTRIC LINE — G — U/G GAS LINE

—w—— WATERLINE

	/
(riff)	10° 35'



LINE TABLE LINE LENGTH BEARING 85.72 S68° 11' 18"W L2 34.84 N90° 00' 00"W 24.00 S0° 00' 00"E L4 6.00 N90° 00' 00"E L5 18.00 N0° 00' 00"E L6 30.00 N90° 00' 00"E L7 18.00 S0° 00' 00"E L8 30.00 N90° 00' 00"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	8.28	565.00	0°50'23"	N21° 04' 06"W	8.28

PROJECT META DATA

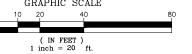
- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ON POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- 3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 01/21/14.

- NATURAL GRADE
- PROPOSED
- ASPHALT ACCESS DRIVEWAY
- CONCRETE MASONRY UNIT
- SPOT ELEVATION

- ELECTRICAL TRANSFORMER
- BACKFLOW PREVENTOR
- BREAKLINE

- BOLLARD
- — PROPERTY LINE

MAGNETIC

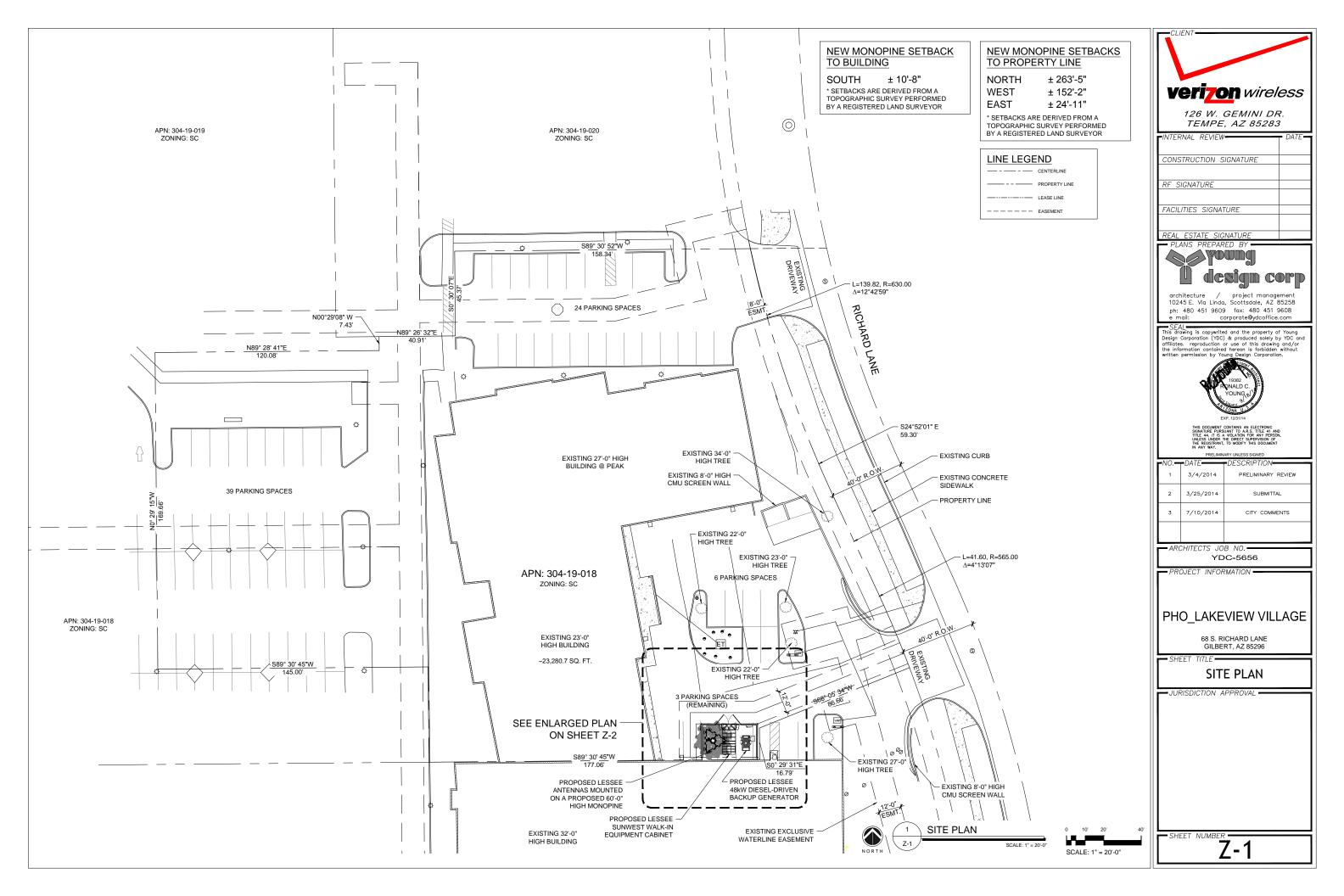


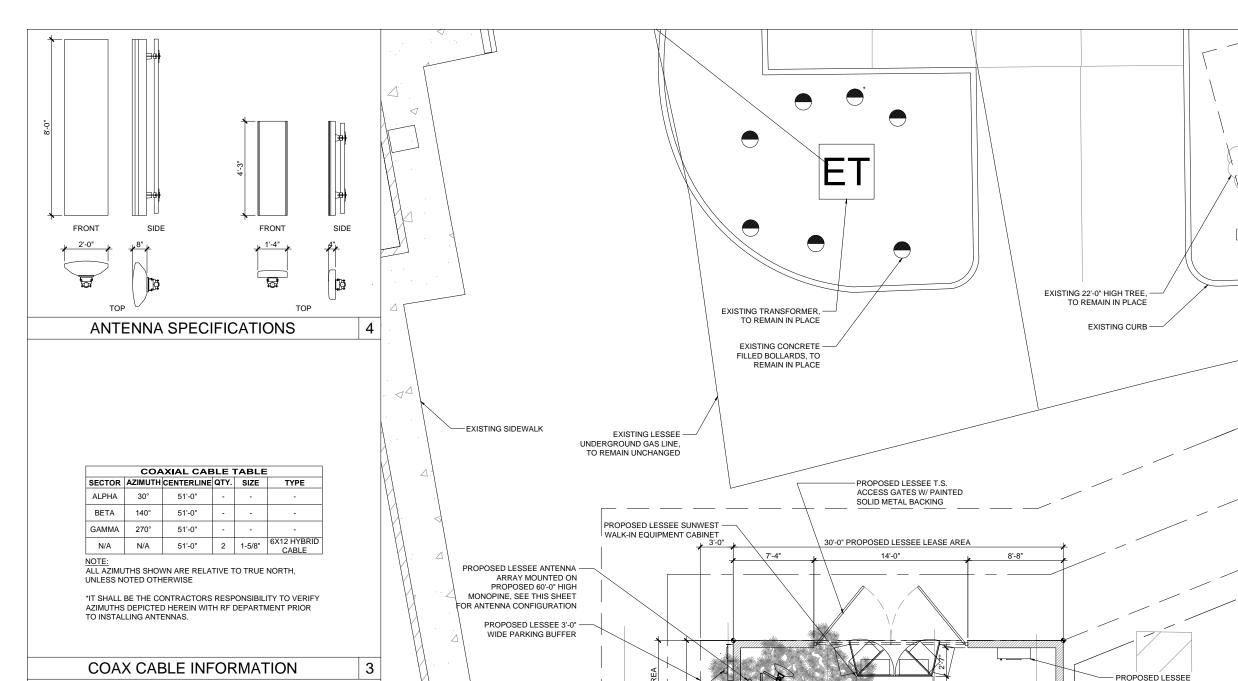
NORTH DECLINATION

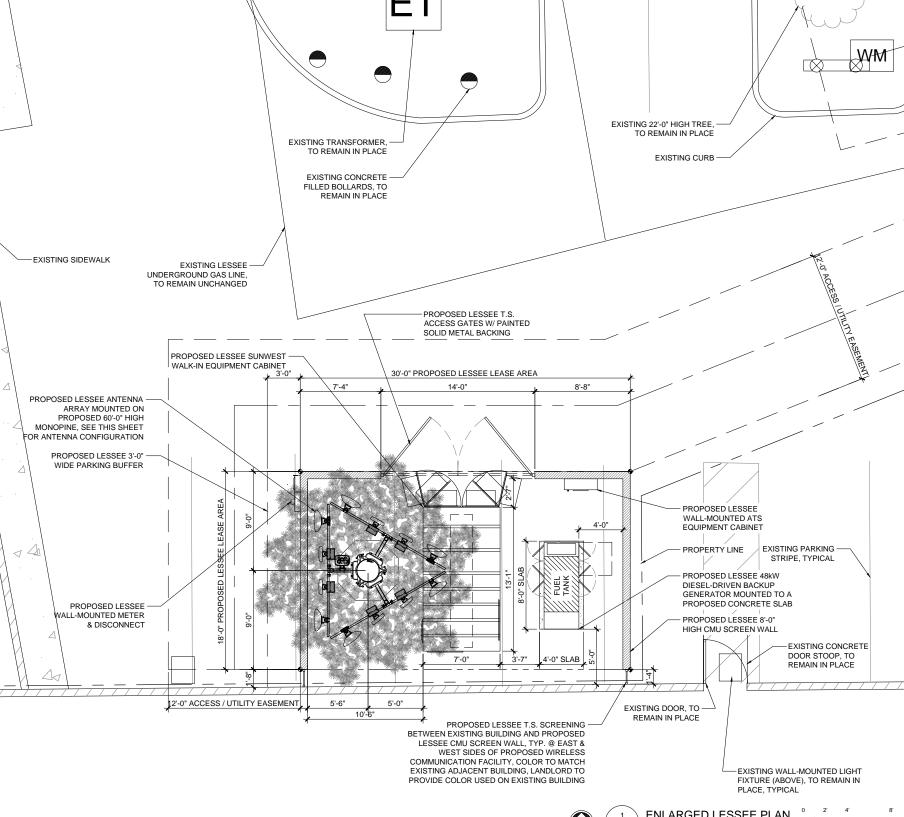
UP14-08 Attachment 4: Site Plan October 1, 2014

12' EXCLLÌSIVE

POC-







veri7**on** *wireless* 126 W. GEMINI DR. TEMPE, AZ 85283

CONSTRUCTION SIGNATURE RF SIGNATURE FACILITIES SIGNATURE

architecture / project management 10245 E. Via Linda, Scottsdale, AZ 85258 ph: 480 451 9609 fax: 480 451 9608



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1	1	3/4/2014	PRELIMINARY REVIEW
	2	3/25/2014	SUBMITTAL
	3	7/10/2014	CITY COMMENTS

ARCHITECTS JOB NO. YDC-5656

PROJECT INFORMATION

PHO LAKEVIEW VILLAGE

68 S. RICHARD LANE GILBERT, AZ 85296

ENLARGED SITE PLAN SITE DETAILS

(12) PROPOSED LESSEE LINES OF 7/8* COAX CABLE, & (1) PROPOSED LINE OF 1-5/8" 6X12 HYBRID CABLE, ROUTED INSIDE PROPOSED 60'-0" MONOPINE PROPOSED LESSEE 60'-0" HIGH MONOPINE, BRANCHES & NEEDLES NOT SHOWN FOR CLARITY PROPOSED LESSEE T-ARM MOUNTING KIT, TYP. @ (3) SECTORS PROPOSED LESSEE RRH'S. MOUNTED BEHIND ANTENNAS @ POSITIONS 2 & 3, TYP @ (3) SECTORS (1) PROPOSED LESSEE J-BOX MOUNTED TO STAND-OFF, NEAR CABLE ROUTE, FIELD VERIFY EXACT LOCATION PROPOSED LESSEE TMA, MOUNTED BEHIND ANTENNA @ POSITION 4, TYP. @ (3) SECTORS PROPOSED LESSEE ANTENNAS, (3) SECTORS W/ (4) ANTENNAS PER

NEW ANTENNA CONFIG. - 51' CL

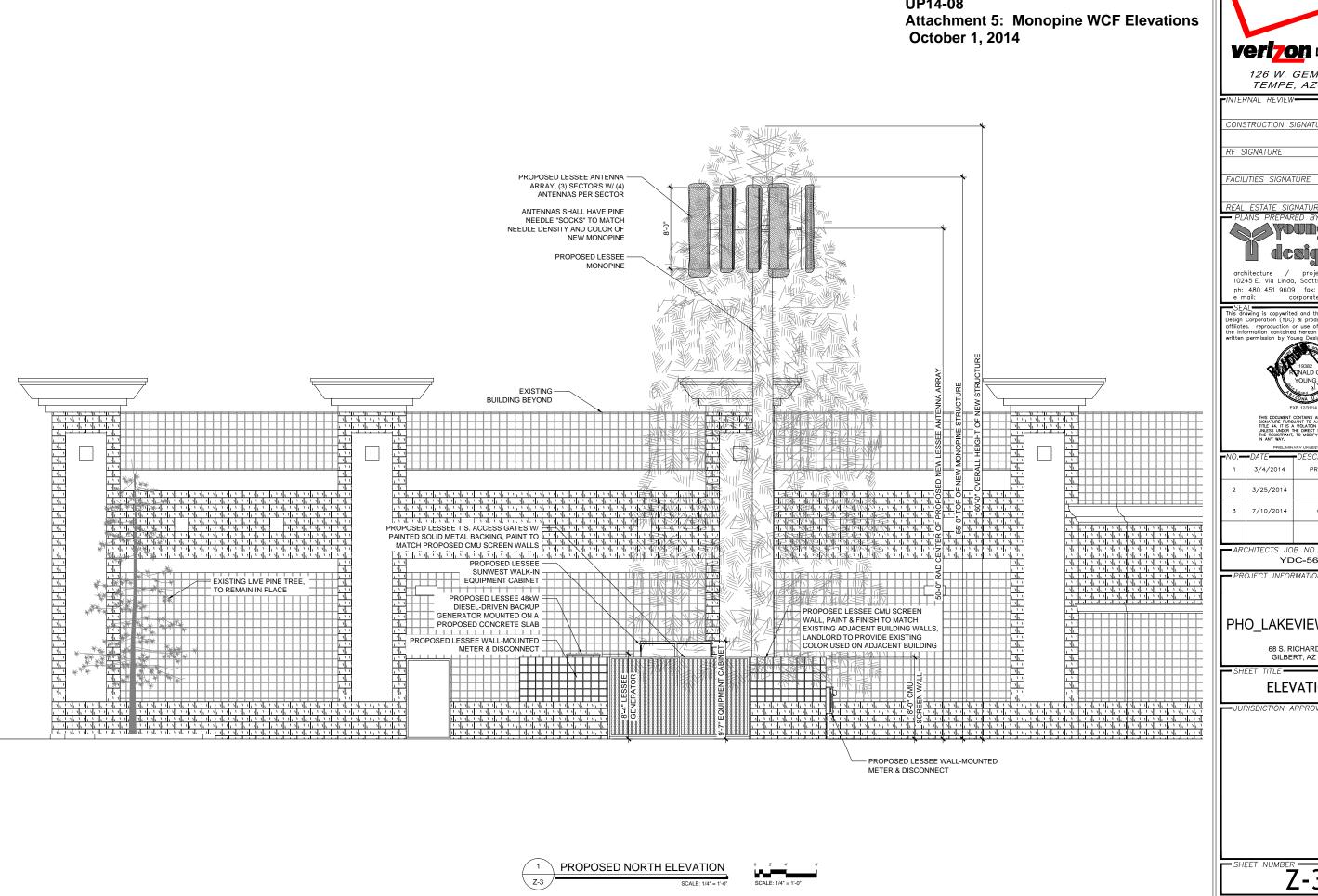
2

NORTH

ENLARGED LESSEE PLAN

SCALE: 1/4" = 1'-0"

UP14-08 October 1, 2014





CONSTRUCTION SIGNATURE RF SIGNATURE FACILITIES SIGNATURE

architecture / project management 10245 E. Via Linda, Scottsdale, AZ 85258 ph: 480 451 9609 fax: 480 451 9608



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	1	3/4/2014	PRELIMINARY REVIEW
	2	3/25/2014	SUBMITTAL
	3	7/10/2014	CITY COMMENTS

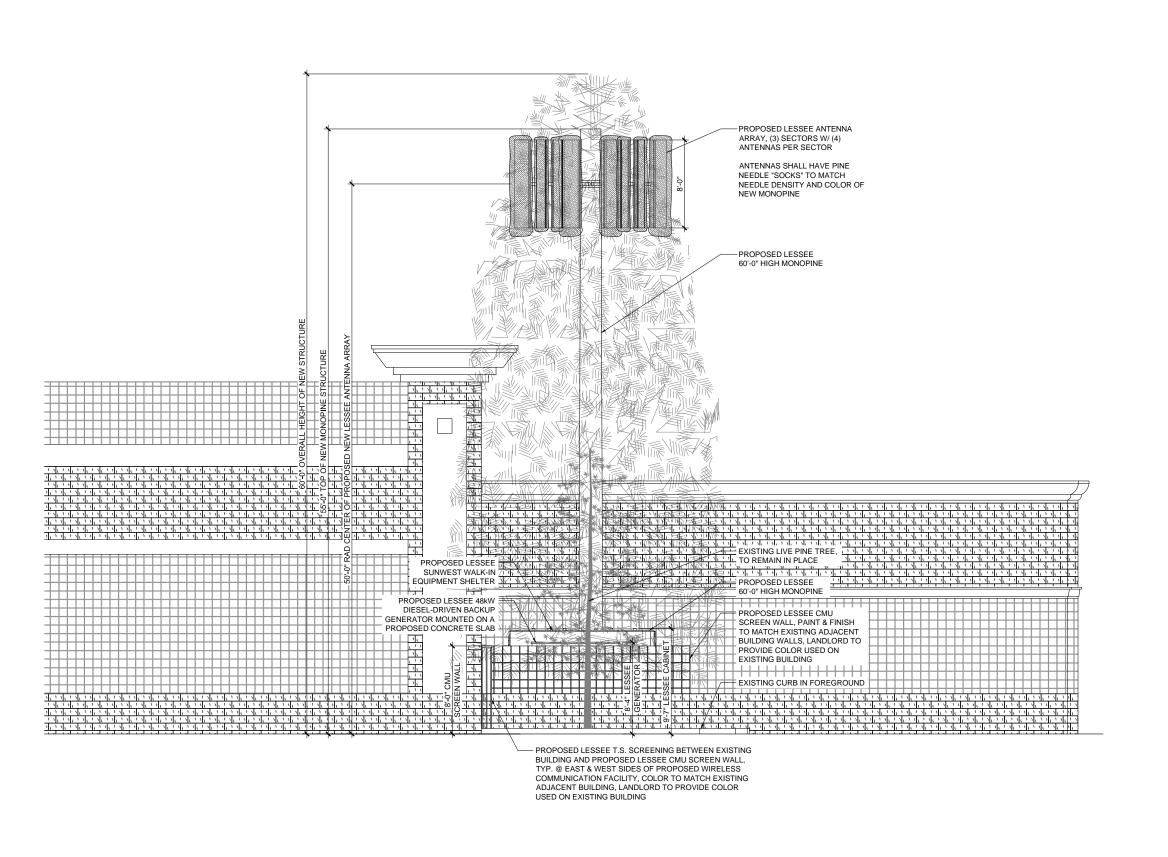
YDC-5656

PROJECT INFORMATION

PHO LAKEVIEW VILLAGE

68 S. RICHARD LANE GILBERT, AZ 85296

ELEVATIONS





126 W. GEMINI DR TEMPE, AZ 85283

TINTERNAL REVIEW— DATE—

CONSTRUCTION SIGNATURE

RF SIGNATURE

FACILITIES SIGNATURE

design corp

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PRELIMINARY UNLESS SIGNED

- 1	1.1	PNO. TDATE		-DESCRIPTION
		1	3/4/2014	PRELIMINARY REVIEW
		2	3/25/2014	SUBMITTAL
		3	7/10/2014	CITY COMMENTS

ARCHITECTS JOB NO. YDC-5656

PROJECT INFORMATION

PHO_LAKEVIEW VILLAGE

68 S. RICHARD LANE GILBERT, AZ 85296

SHEET TIT

ELEVATIONS

-JURISDICTION APPROVAL -

SHFFT NUMBF

Z-4

PROPOSED EAST ELEVATION

1'-0"



PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY



UP14-08

SITE LOCATION MAP

Attachment 6: Photo Simulations of Monopine October 1, 2014



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SITE NAME: PHO_LAKEVIEW VILLAGE

SITE LOCATION: 68 South Richard Lane

GILBERT, AZ 85296

DATE: 4/15/2013

APPLICANT: WAVELENGTH MANAGEMENT

2200 E. WILLIAMS FIELD RD. #200

GILBERT, AZ 85295

CONTACT: ROB JONES

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2014 @GOOGLE MAPS

The included Photograph Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photograph Simulation(s) are subject to change.





EXISTING VIEW 1 -LOOKING SOUTHWEST

PHOTOGRAPHIC SIMULATION - VIEW 1: LOOKING SOUTHWEST



PROPOSED INSTALLATION OF 60' MONOPINE WITH ANTENNA ARRAY; ADDITION OF EQUIPMENT COMPOUND WITH 8' BRICK WALL TO MATCH EXISTING BUILDING.







EXISTING VIEW 2 -LOOKING EAST

PHOTOGRAPHIC SIMULATION - VIEW 2: LOOKING EAST



PROPOSED INSTALLATION OF 60' MONOPINE WITH ANTENNA ARRAY; ADDITION OF EQUIPMENT COMPOUND WITH 8' BRICK WALL TO MATCH EXISTING BUILDING.







EXISTING VIEW 3 -LOOKING NORTH

PHOTOGRAPHIC SIMULATION - VIEW 3: LOOKING NORTH



PROPOSED INSTALLATION OF 60' MONOPINE WITH ANTENNA ARRAY; ADDITION OF EQUIPMENT COMPOUND WITH 8' BRICK WALL TO MATCH EXISTING BUILDING.







EXISTING VIEW 4 -LOOKING WEST

PHOTOGRAPHIC SIMULATION - VIEW 4: LOOKING WEST



PROPOSED INSTALLATION OF 60' MONOPINE WITH ANTENNA ARRAY; ADDITION OF EQUIPMENT COMPOUND WITH 8' BRICK WALL TO MATCH EXISTING BUILDING.

